

048.A

0006

0048.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

576,300 / 576,300

USE VALUE:

576,300 / 576,300

ASSESSED:

576,300 / 576,300



## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 48 |        | MAYNARD ST, ARLINGTON |

## OWNERSHIP

Unit #: 1

|                       |  |
|-----------------------|--|
| Owner 1: KAPUR PULKIT |  |
| Owner 2:              |  |
| Owner 3:              |  |

Street 1: 48 MAYNARD ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: 48 MAYNARD ST LLC -

Owner 2: -

Street 1: 54 SWAN ROAD

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1097 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102      | Condo       |          | 0           |                    | Sq. Ft.   | Site      |           | 0          | 0.         | 0.00 | 8308  |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code                |  | Land Size | Building Value | Yard Items                     | Land Value | Total Value    | Legal Description |  | User Acct |  |
|-------------------------|--|-----------|----------------|--------------------------------|------------|----------------|-------------------|--|-----------|--|
| 102                     |  | 0.000     | 576,300        |                                |            | 576,300        |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
|                         |  |           |                |                                |            |                |                   |  |           |  |
| Total Card              |  | 0.000     | 576,300        |                                |            | 576,300        | Entered Lot Size  |  |           |  |
| Total Parcel            |  | 0.000     | 576,300        |                                |            | 576,300        | Total Land:       |  |           |  |
| Source: Market Adj Cost |  |           |                | Total Value per SQ unit /Card: | 525.34     | /Parcel: 525.3 | Land Unit Type:   |  |           |  |

## PREVIOUS ASSESSMENT

| Parcel ID         |     |     |            |           |           |            |             |               |
|-------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|
| 048.A-0006-0048.1 |     |     |            |           |           |            |             |               |
| Tax Yr            | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value |
| 2020              | 102 | FV  | 568,100    | 0         | .         | 568,100    | 568,100     | Year End Roll |
| 2019              | 102 | FV  | 574,800    | 0         | .         | 574,800    | 574,800     | Year End Roll |
| 2018              | 102 | FV  | 510,400    | 0         | .         | 510,400    | 510,400     | Year End Roll |

## SALES INFORMATION

| TAX DISTRICT    |           | PAT ACCT. |           |           |            |    |     |       |                       |
|-----------------|-----------|-----------|-----------|-----------|------------|----|-----|-------|-----------------------|
| Grantor         | Legal Ref | Type      | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes                 |
| 48 MAYNARD ST L | 67814-212 |           | 8/16/2016 |           | 570,000    | No | No  |       | Master Deed 67417:214 |

## BUILDING PERMITS

| Date      | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|
| 7/16/2018 |        |         |        |     |            |          |            |         |
| 7/16/2018 |        |         |        |     |            |          |            |         |

## ACTIVITY INFORMATION

| Date      | Result    | By  | Name   |
|-----------|-----------|-----|--------|
| 7/16/2018 | Measured  | DGM | D Mann |
| 7/16/2018 | NEW CONDO | DGM | D Mann |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                 |                   |   |                                    |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
|---------------------------------|-------------------|---|------------------------------------|-------------------|-------------------------|-------------------------|-----------|---------------------|----------------------|------------|--------|-----|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>     |                   |   | <b>BATH FEATURES</b>               |                   |                         | <b>COMMENTS</b>         |           |                     | <b>SKETCH</b>        |            |        |     |      |       |            |            |              |
| Type: 99 - Condo Conv           |                   |   | Full Bath: 1                       | Rating: Very Good |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Sty Ht: 1 - 1 Story             |                   |   | A Bath: 1                          | Rating:           |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| (Liv) Units: 1                  | Total: 1          |   | 3/4 Bath: 1                        | Rating: Very Good |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Foundation: 2 - Conc. Block     |                   |   | A 3QBth:                           | Rating:           |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Frame: 1 - Wood                 |                   |   | 1/2 Bath: 1                        | Rating:           |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Prime Wall: 1 - Wood Shingle    |                   |   | A HBth:                            | Rating:           |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Sec Wall: 1                     | %                 |   | OthrFix:                           | Rating:           |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Roof Struct: 1 - Gable          |                   |   | <b>OTHER FEATURES</b>              |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Roof Cover: 1 - Asphalt Shgl    |                   |   | Kits: 1                            | Rating: Very Good |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Color: GRAY                     |                   |   | A Kits: 1                          | Rating:           |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| View / Desir:                   |                   |   | Frl:                               | Rating:           |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>      |                   |   | WSFlue:                            | Rating:           |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Grade: C - Average              |                   |   | <b>CONDOS INFORMATION</b>          |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Year Blt: 1924                  | Eff Yr Blt:       |   | Location:                          |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Alt LUC:                        | Alt %:            |   | Total Units:                       |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Jurisdct: G18                   | Fact: .           |   | Floor:                             |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Const Mod:                      |                   |   | % Own:                             | 48.000000000      |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Lump Sum Adj:                   |                   |   | Name:                              |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>     |                   |   | <b>DEPRECIATION</b>                |                   |                         | <b>REMODELING</b>       |           |                     | <b>RES BREAKDOWN</b> |            |        |     |      |       |            |            |              |
| Avg Ht/FL: STD                  |                   |   | Phys Cond: GV - Good-VG            | 10. %             |                         | No Unit                 | RMS       | BRS                 | FL                   |            |        |     |      |       |            |            |              |
| Prim Int Wall: 2 - Plaster      |                   |   | Functional:                        |                   |                         | 1                       | 5         | 2                   | 1                    |            |        |     |      |       |            |            |              |
| Sec Int Wall: 1                 | %                 |   | Economic:                          |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Partition: T - Typical          |                   |   | Special:                           |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Prim Floors: 3 - Hardwood       |                   |   | Override:                          |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Sec Floors: 1                   | %                 |   | Total:                             | 10.8 %            |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Bsmnt Flr: 12 - Concrete        |                   |   | <b>CALC SUMMARY</b>                |                   |                         | <b>COMPARABLE SALES</b> |           |                     |                      |            |        |     |      |       |            |            |              |
| Subfloor:                       |                   |   | Basic \$ / SQ:                     | 295.00            |                         | Rate                    | Parcel ID | Typ                 | Date                 | Sale Price |        |     |      |       |            |            |              |
| Bsmnt Gar:                      |                   |   | Size Adj.: 1.35000002              |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Electric: 3 - Typical           |                   |   | Const Adj.: 0.98990101             |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Insulation: 2 - Typical         |                   |   | Adj \$ / SQ: 394.228               |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Int vs Ext: S                   |                   |   | Other Features: 84386              |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Heat Fuel: 2 - Gas              |                   |   | Grade Factor: 1.00                 |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Heat Type: 15 - H.V.A.C         |                   |   | NBHD Inf: 1.25000000               |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| # Heat Sys: 1                   |                   |   | NBHD Mod:                          |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| % Heated: 100                   | % AC: 100         |   | LUC Factor: 1.00                   |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Solar HW: NO                    | Central Vac: NO   |   | Adj Total: 646068                  |                   |                         | Juris. Factor: 1.00     |           | Before Depr: 492.79 |                      |            |        |     |      |       |            |            |              |
| % Com Wall:                     | % Sprinkled:      |   | Depreciation: 69775                |                   |                         | Special Features: 0     |           | Val/Su Net: 525.34  |                      |            |        |     |      |       |            |            |              |
|                                 |                   |   | Depreciated Total: 576292          |                   |                         | Final Total: 576300     |           | Val/Su SzAd: 525.34 |                      |            |        |     |      |       |            |            |              |
| <b>MOBILE HOME</b>              |                   |   | Make:                              |                   | Model:                  | Serial #:               |           | Year:               |                      | Color:     |        |     |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |   | <b>PARCEL ID</b> 048.A-0006-0048.1 |                   |                         |                         |           |                     |                      |            |        |     |      |       |            |            |              |
| Code                            | Description       | A | Y/S                                | Qty               | Size/Dim                | Qual                    | Con       | Year                | Unit Price           | D/S        | Dep    | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| More: N                         | Total Yard Items: |   |                                    |                   | Total Special Features: |                         |           |                     |                      |            | Total: |     |      |       |            |            |              |